

The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending February 28, 2022

	<u>Operating Fund</u>	<u>Restricted Funds</u>		<u>Total</u>
	<u>Current Operations</u>	<u>Capital Fund</u>	<u>Reserve Fund</u>	
ASSETS				
Current Assets				
Cash	\$ 429,876	\$ -	\$ 391,946	\$ 821,821
Short-Term Investments	\$ 415,000		\$ 1,323,000	\$ 1,738,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 70,546			\$ 70,546
Interest Receivable	\$ 38		\$ 1,149	\$ 1,187
Interfund Balance	-		-	-
Prepaid Expenses	\$ 89,212			\$ 89,212
Total Current Assets	\$ 1,004,673	\$ -	\$ 1,716,094	\$ 2,720,767
Other Assets				
Long-Term Investments	\$ -	-	-	-
Refundable Deposits	\$ 2,000	-	-	\$ 2,000
Total Other Assets	\$ 2,000	\$ -	\$ -	\$ 2,000
Fixed Assets				
Property & Equipment		3,563,751		3,563,751
Accumulated Depreciation		(2,620,120)		(2,620,120)
Total Fixed Assets	-	943,631	-	943,631
TOTAL ASSETS	\$ 1,006,673	\$ 943,631	\$ 1,716,094	\$ 3,666,400
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	\$ 34,770			\$ 34,770
Accounts Payable - Reserves			\$ -	\$ -
Unearned Income	\$ 628,884			\$ 628,884
Payroll Expenses Payable	\$ 19,949			\$ 19,949
Prepaid Owner Assessments	\$ 85,152			\$ 85,152
Total Current Liabilities	\$ 768,755	\$ -	\$ -	\$ 768,755
Fund Balances				
Total Fund Balance	\$ 237,917	\$ 943,631	\$ 1,716,094	\$ 2,897,645
TOTAL LIABILITIES & FUND BALANCES	\$ 1,006,673	\$ 943,631	\$ 1,716,094	\$ 3,666,400

Reserve Fund Activity: February 2022	
Beginning Balance Jan. 1, 2022	\$ 1,813,789
Contribution from Operating Fund: Jan. - Feb.	\$ 44,000
Interest from Reserve Investments: Jan. - Feb.	\$ 1,475
Reserve Expenditures: Jan. - Feb.	\$ (143,170)
Reserve Fund Balance February 28, 2022	\$ 1,716,094

**The M.P.R. Homeowners Association
Statement of Revenues and Expenses
For the Month Ending February 28, 2022**

	Current Period		Year-to-Date		Annual Budget
	Actual	Budget	Actual	Budget	
OPERATING REVENUES					
Assessments Income	188,973	188,973	377,946	377,946	2,267,676
Fees and Reimbursed Expenses	20,463	21,500	28,868	30,500	168,000
Investment Income	68	300	141	600	4,000
Other	0	0	0	0	0
TOTAL REVENUES	209,505	210,773	406,955	409,046	2,439,676
OPERATING EXPENSES					
Common Areas	90,572	91,582	149,484	153,263	1,112,480
Recreation Centers	23,937	26,775	43,584	50,325	318,400
Lakes	546	1,300	1,200	2,600	16,500
General Maintenance	12,761	14,537	23,340	29,024	201,000
Administration	51,515	59,675	97,974	112,020	798,650
Designated Unrestricted Expenses	0	0	0	0	0
TOTAL OPERATING EXPENSES	179,331	193,869	315,582	347,232	2,447,030
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES					
	\$ 30,174	\$ 16,904	\$ 91,373	\$ 61,814	\$ (7,354)
Less: Transfer to Reserve	\$ (22,000)	\$ (22,000)	\$ (44,000)	\$ (44,000)	\$ (275,000)
Less: Depreciation	\$ (5,400)	\$ (5,400)	\$ (10,800)	\$ (10,800)	\$ (65,000)
EXCESS (DEFICIT) OF REVENUES	\$ 2,774	\$ (10,496)	\$ 36,573	\$ 7,014	\$ (347,354)

Unaudited, Draft Interim Reports for Management Purposes Only